



**Community
Independent
School
District**

Fall Report 2020/21



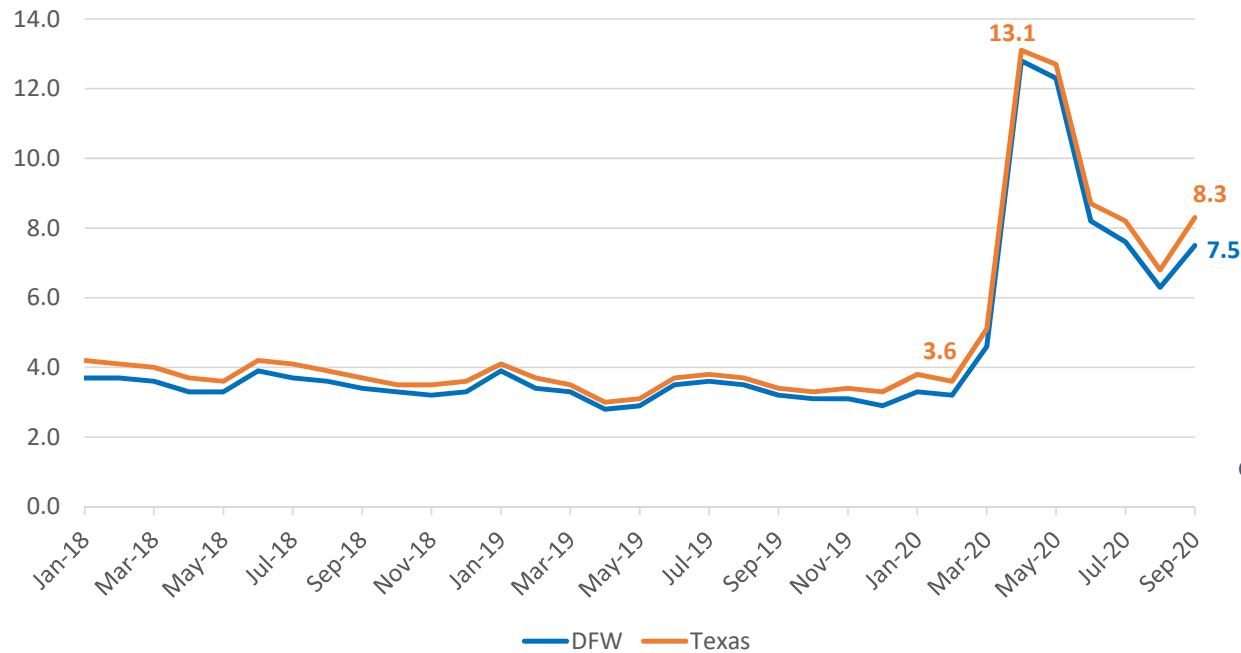
TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Sept 2020



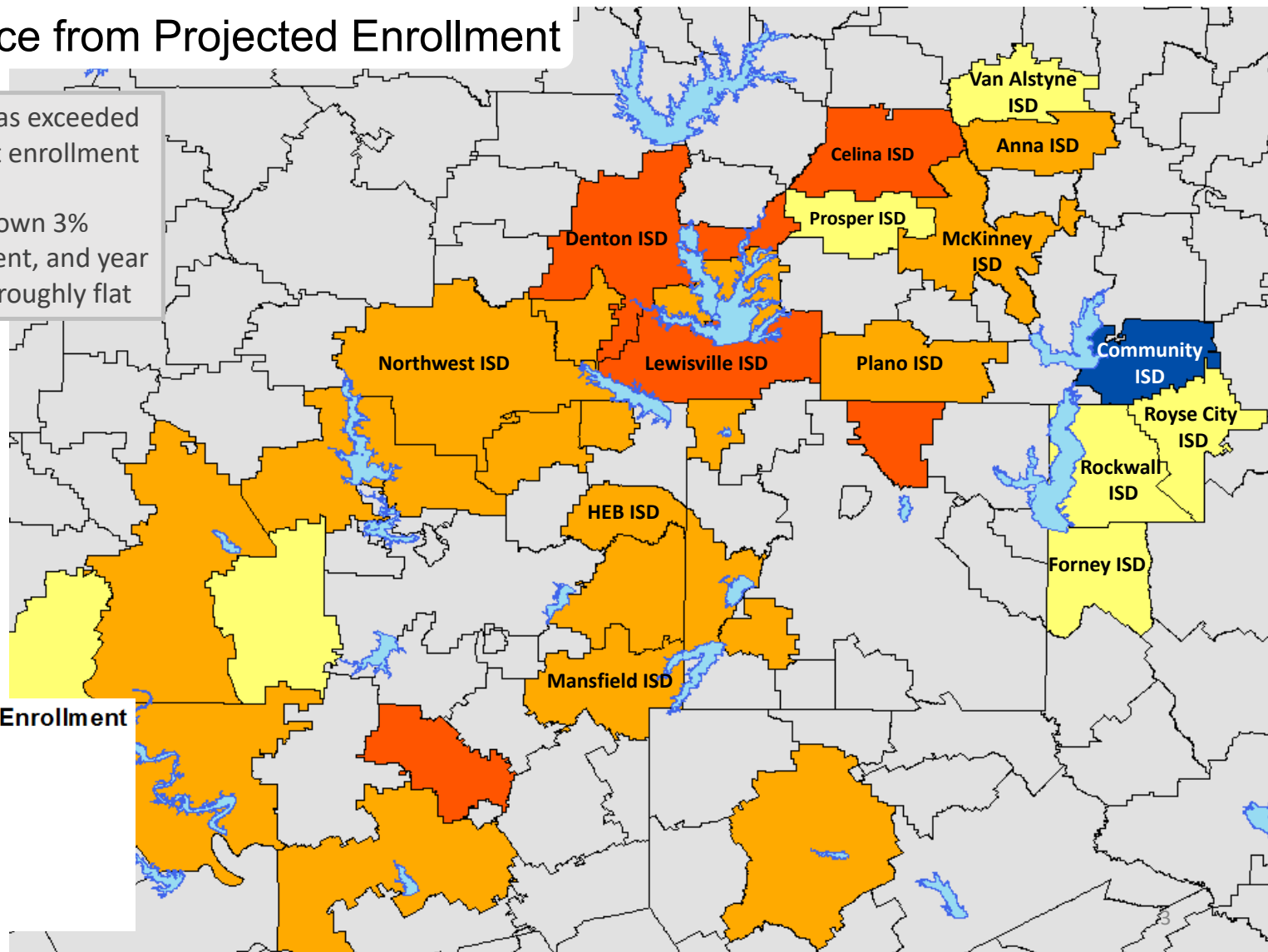
Unemployment Rate, Year Over Year





Percent Difference from Projected Enrollment

- Only 1 district in DFW has exceeded their forecasted student enrollment in 2020/21
- The average district is down 3% from projected enrollment, and year over year enrollment is roughly flat





Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	11	47	187	143	148	172	152	167	157	146	168	182	152	131	124	2,087		
2017/18	11	75	149	204	169	166	185	178	174	171	159	193	174	140	117	2,265	178	8.5%
2018/19	20	63	184	170	202	177	173	185	204	185	179	164	197	162	127	2,392	127	5.6%
2019/20	0	102	191	189	177	216	186	174	203	205	192	188	181	201	149	2,554	162	6.8%
2020/21	0	81	197	202	210	196	234	204	197	218	223	213	193	169	196	2,733	179	7.0%

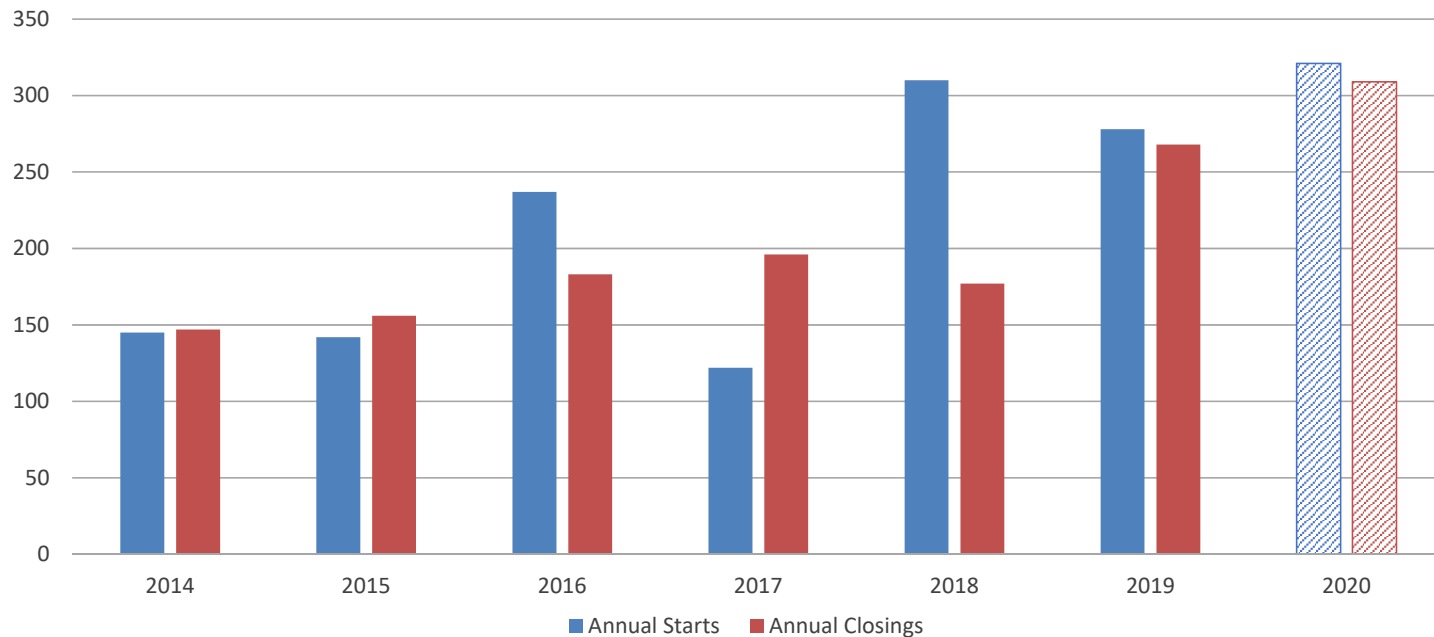
Yellow Box = largest grade per year
Green Box = second largest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
3 Year Avg.	0.606	1.084	1.101	1.075	1.047	1.075	1.059	1.034	1.125	1.047	1.057	1.064	1.050	0.962	0.934
2017/18	1.000	1.596	0.797	1.091	1.182	1.122	1.076	1.171	1.042	1.089	1.089	1.149	0.956	0.921	0.893
2018/19	1.818	0.840	1.235	1.141	0.990	1.047	1.042	1.000	1.146	1.063	1.047	1.031	1.021	0.931	0.907
2019/20	0.000	1.619	1.038	1.027	1.041	1.069	1.051	1.006	1.097	1.005	1.038	1.050	1.104	1.020	0.920
2020/21	0.000	0.794	1.031	1.058	1.111	1.107	1.083	1.097	1.132	1.074	1.088	1.109	1.027	0.934	0.975

- Community ISD added 179 students this fall for a 7.0% growth rate
- CISD saw increases in KG, 1st, and 2nd grades enrollment despite the impacts of COVID-19
- Most districts in DFW have seen a 5%-6% student enrollment decline



Community ISD New Home Activity by Quarter



Starts	2014	2015	2016	2017	2018	2019	2020
1Q	25	8	59	33	11	46	44
2Q	50	43	45	20	80	6	194
3Q	26	57	25	32	68	66	83
4Q	44	34	108	37	151	160	
Total	145	142	237	122	310	278	321

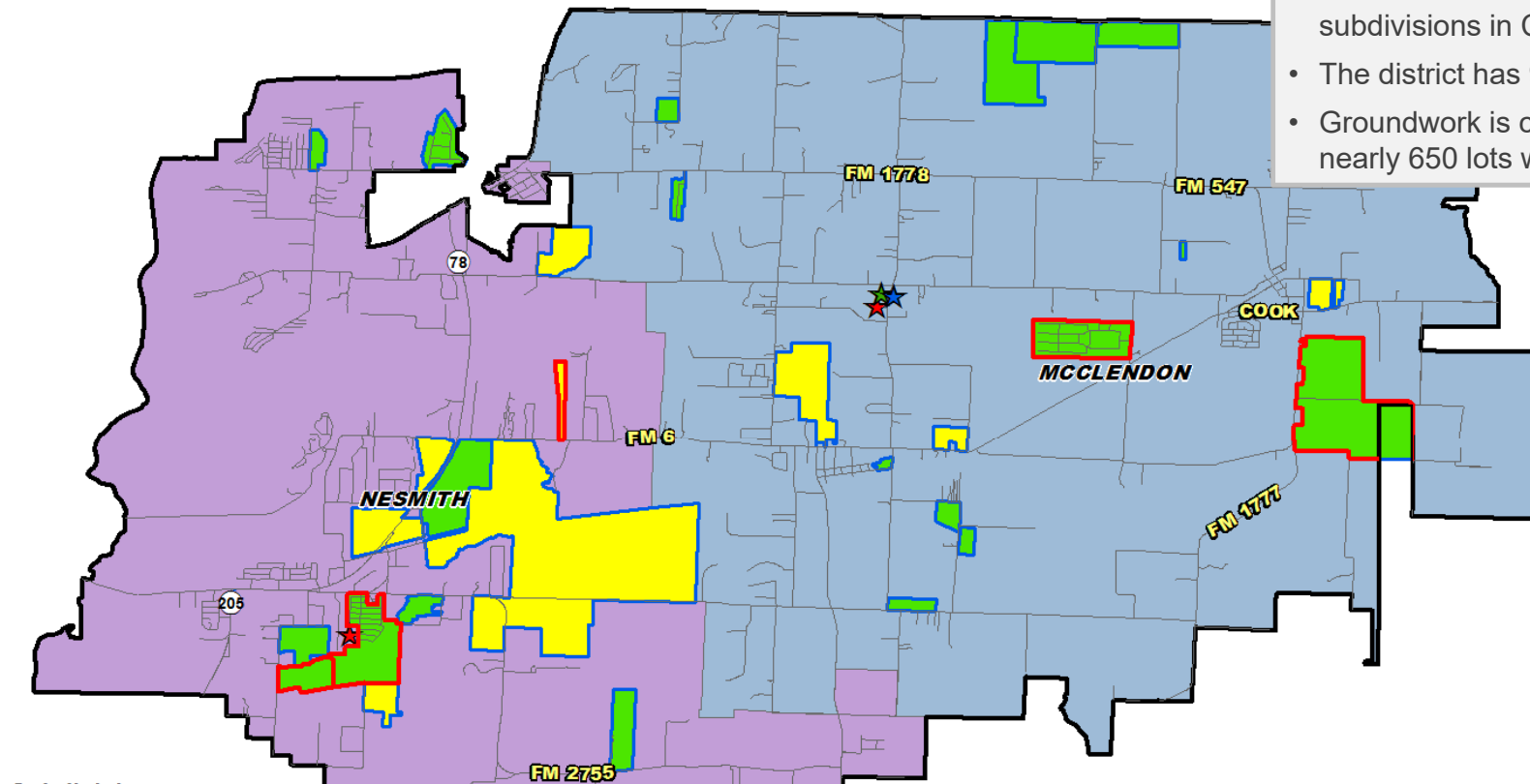
Closings	2014	2015	2016	2017	2018	2019	2020
1Q	45	33	46	71	24	93	120
2Q	34	53	45	56	52	56	41
3Q	29	29	52	39	12	31	148
4Q	39	41	40	30	89	88	
Total	147	156	183	196	177	268	309

- Community ISD starts in the 3rd quarter declined from 2Q20 total, but still rose 25% over 3rd quarter 2019 totals
- New home closings within Cisd reached an all-time high in the 3rd quarter
- Cisd has already seen a record number of starts and closings in 2020



District Housing Overview

- There are 21 actively building subdivisions in Community ISD
- The district has 9 future subdivisions
- Groundwork is currently underway on nearly 650 lots within 5 subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
MCCLENDON	377	53	368	136	63	96	380	1,592
NESMITH	155	93	42	18	106	130	516	6,123
Grand Total	532	146	410	154	169	226	896	7,715



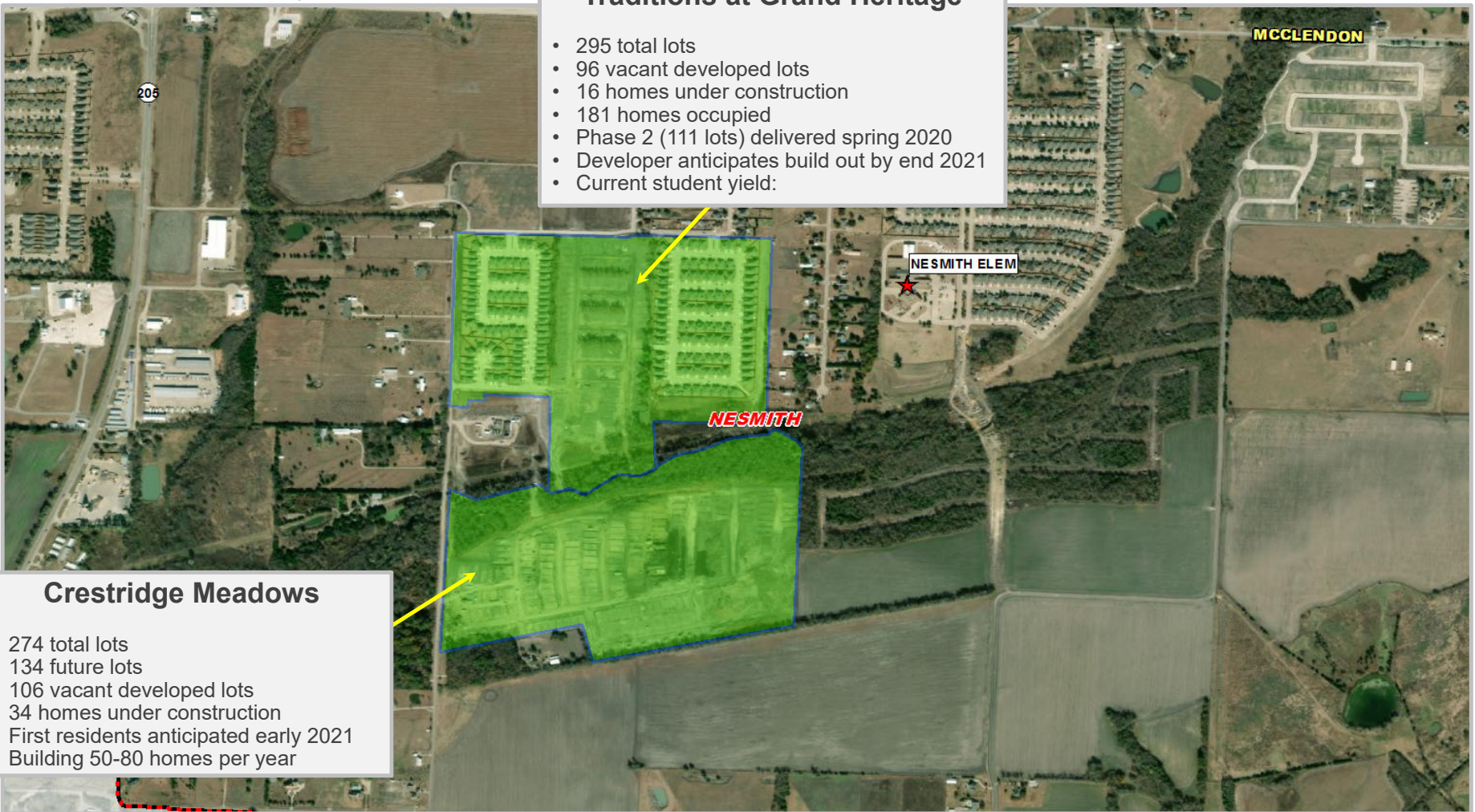
Residential Activity

Traditions at Grand Heritage

- 295 total lots
- 96 vacant developed lots
- 16 homes under construction
- 181 homes occupied
- Phase 2 (111 lots) delivered spring 2020
- Developer anticipates build out by end 2021
- Current student yield:

Crestridge Meadows

- 274 total lots
- 134 future lots
- 106 vacant developed lots
- 34 homes under construction
- First residents anticipated early 2021
- Building 50-80 homes per year





Residential Activity



Bear Creek at Grand Heritage

- 795 total lots
- 451 future lots
- Built out of current phases
- Phase 3 (164 lots) groundwork underway, delivering 2Q21
- Building 80-100 homes per year
- Current student yield:

Lavon Farms

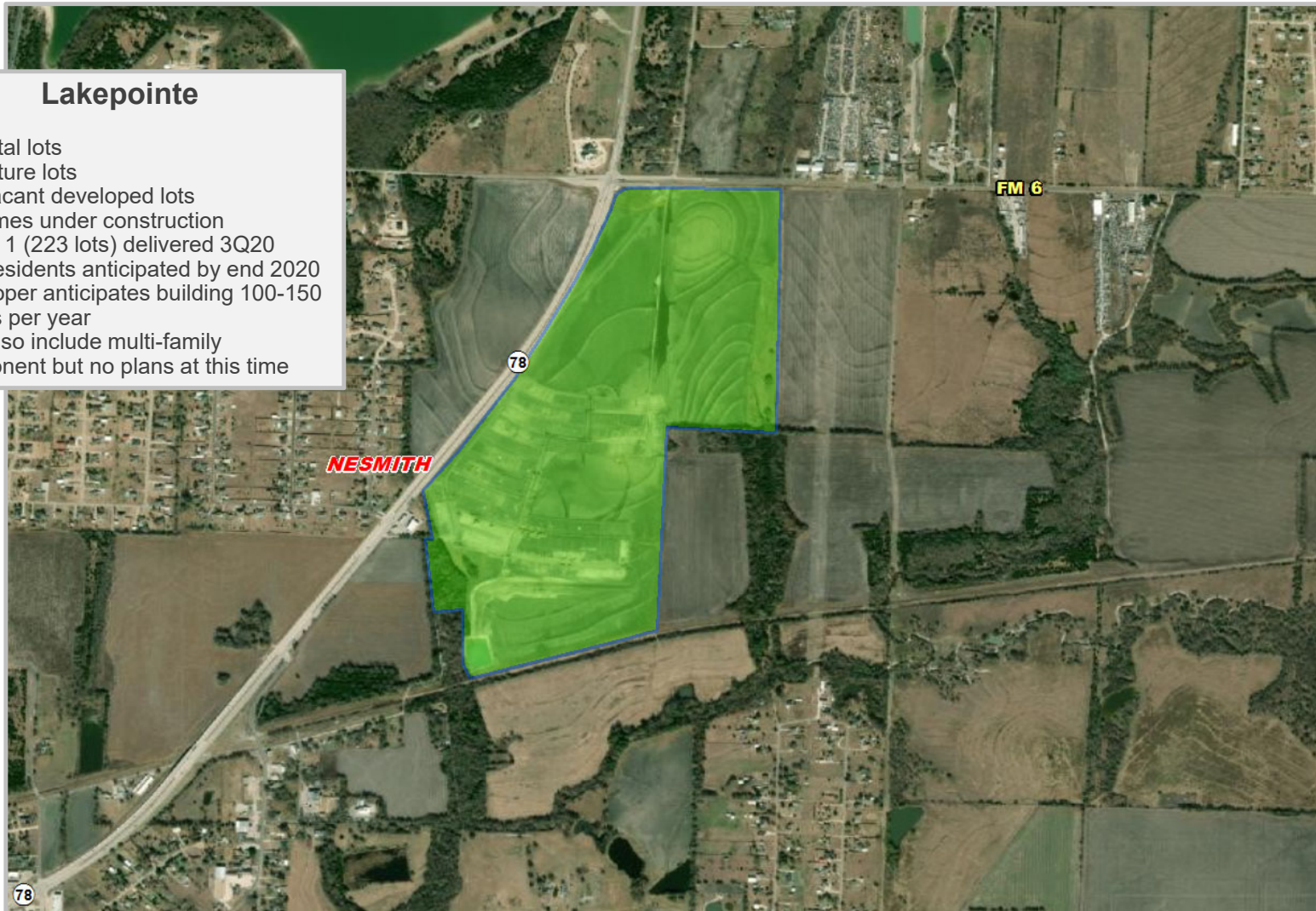
- 150 total lots
- 87 vacant developed lots
- 26 homes under construction
- 16 homes under construction
- Building 50-60 homes per year
- Current student yield:



Residential Activity

Lakepointe

- 699 total lots
- 476 future lots
- 195 vacant developed lots
- 28 homes under construction
- Phase 1 (223 lots) delivered 3Q20
- First residents anticipated by end 2020
- Developer anticipates building 100-150 homes per year
- May also include multi-family component but no plans at this time





Residential Activity





Future Residential Activity





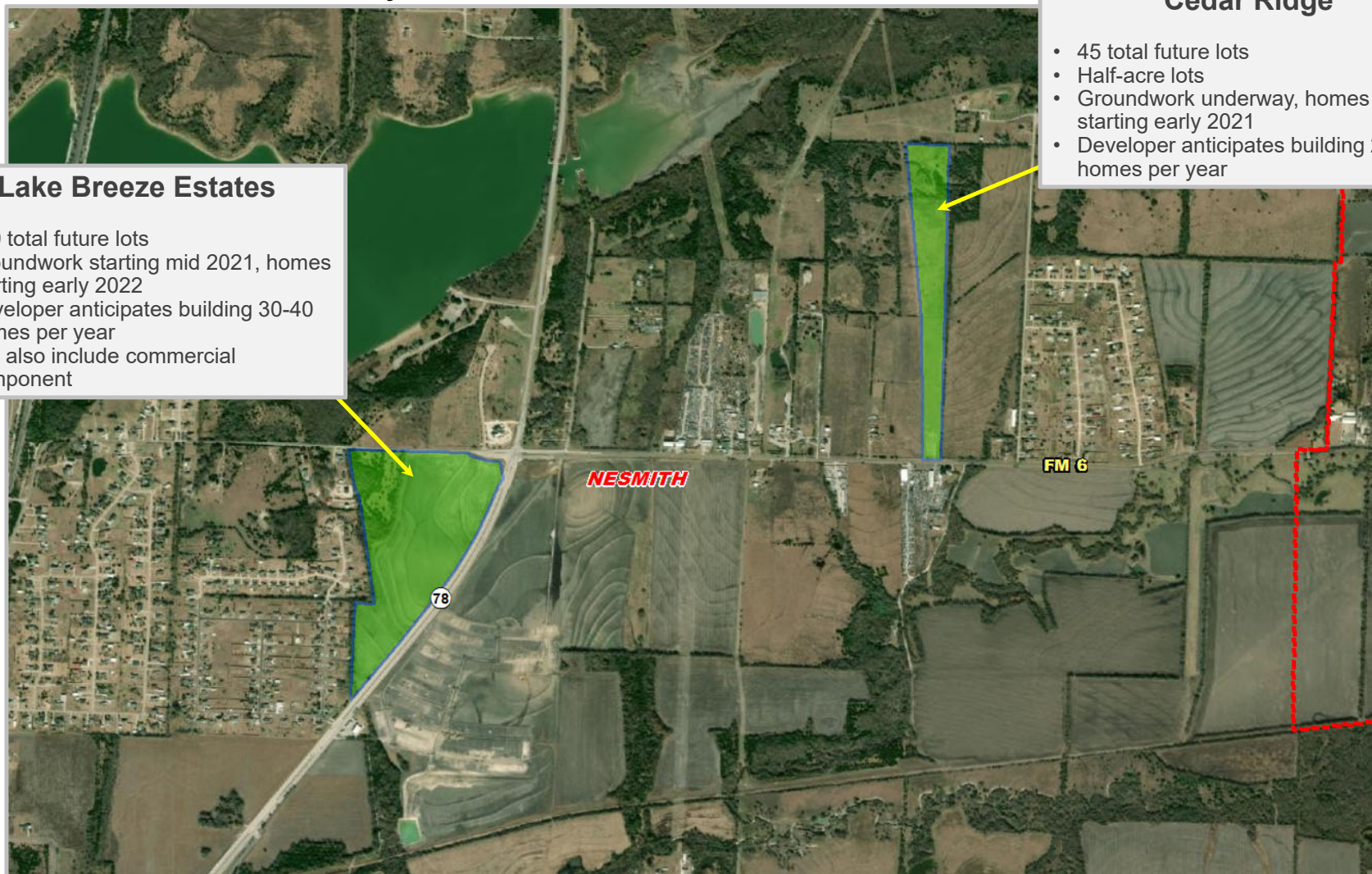
Future Residential Activity

Lake Breeze Estates

- 109 total future lots
- Groundwork starting mid 2021, homes starting early 2022
- Developer anticipates building 30-40 homes per year
- Will also include commercial component

Cedar Ridge

- 45 total future lots
- Half-acre lots
- Groundwork underway, homes starting early 2021
- Developer anticipates building 20-30 homes per year

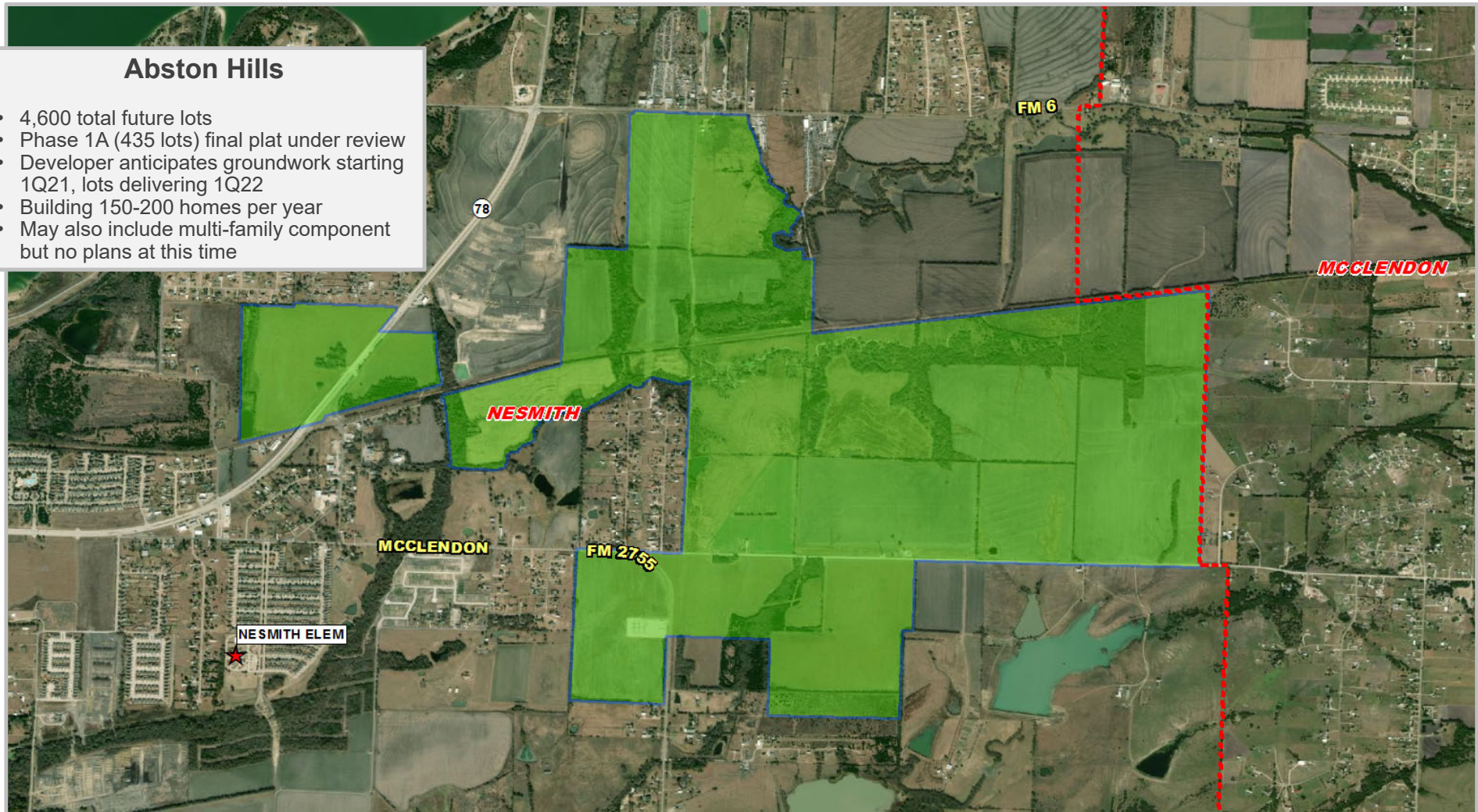




Future Residential Activity

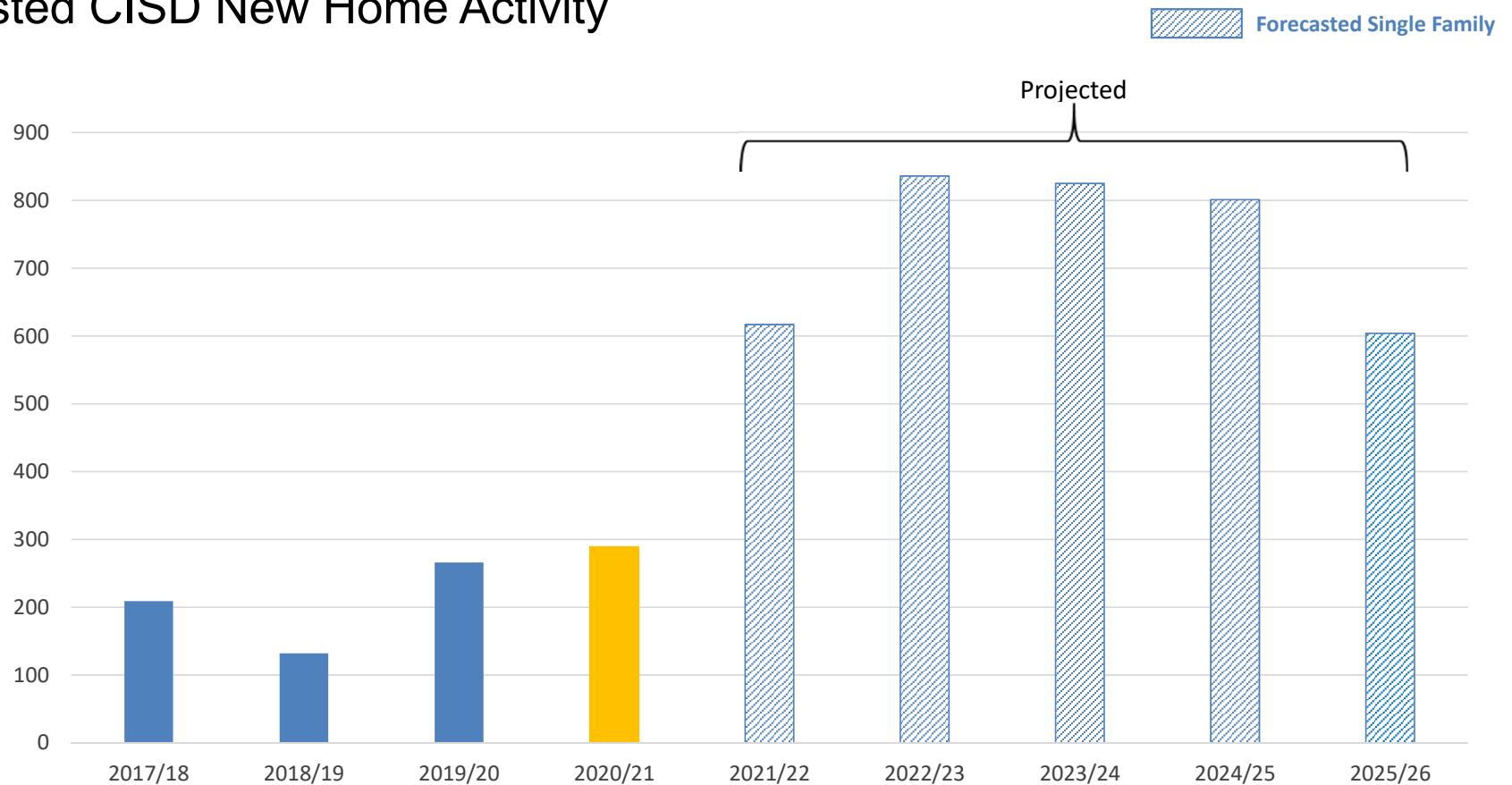
Abston Hills

- 4,600 total future lots
- Phase 1A (435 lots) final plat under review
- Developer anticipates groundwork starting 1Q21, lots delivering 1Q22
- Building 150-200 homes per year
- May also include multi-family component but no plans at this time





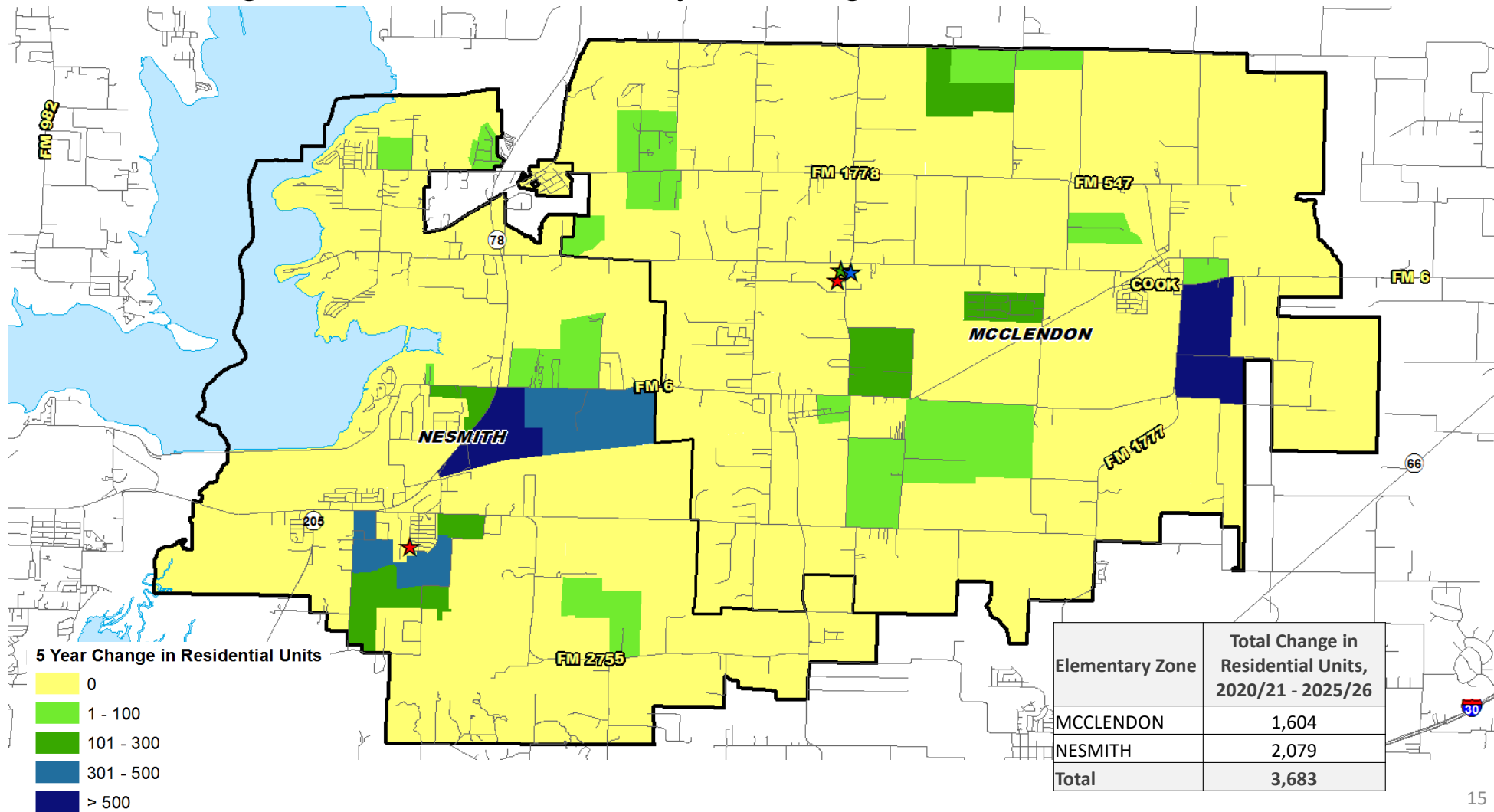
Forecasted CISD New Home Activity



Community ISD is forecasted to add roughly 600 - 800 new homes annually for the next 2-4 years

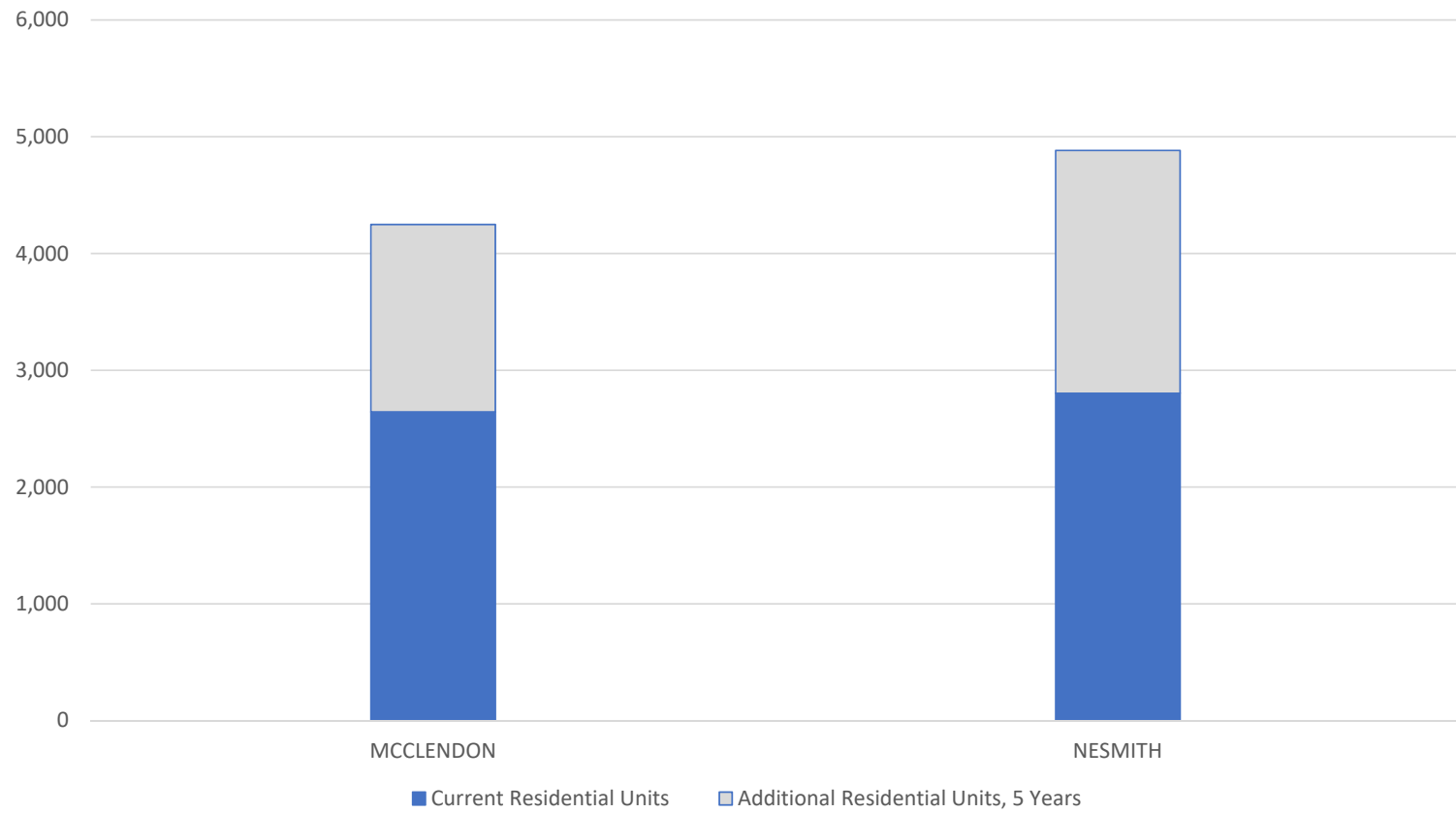


5 Year Change in Residential Units by Planning Area





Total Residential Units by Elementary Zone, 2020/21 – 2025/26





District Yields



Single Family Yield
0.466

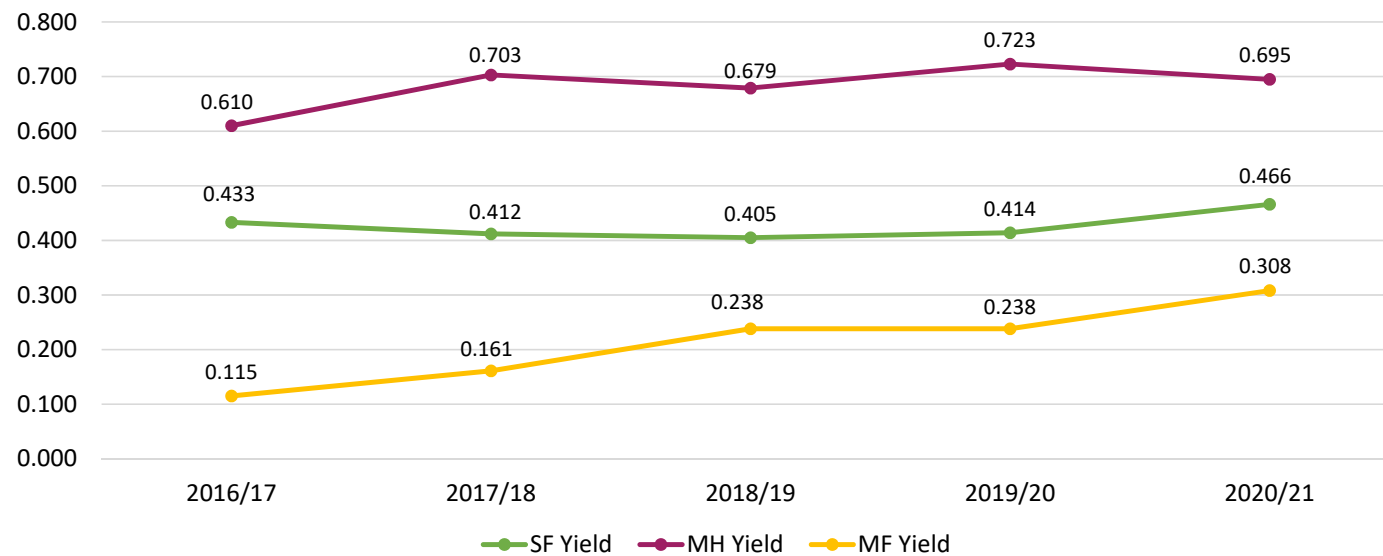


Multi-Family Yield
0.308



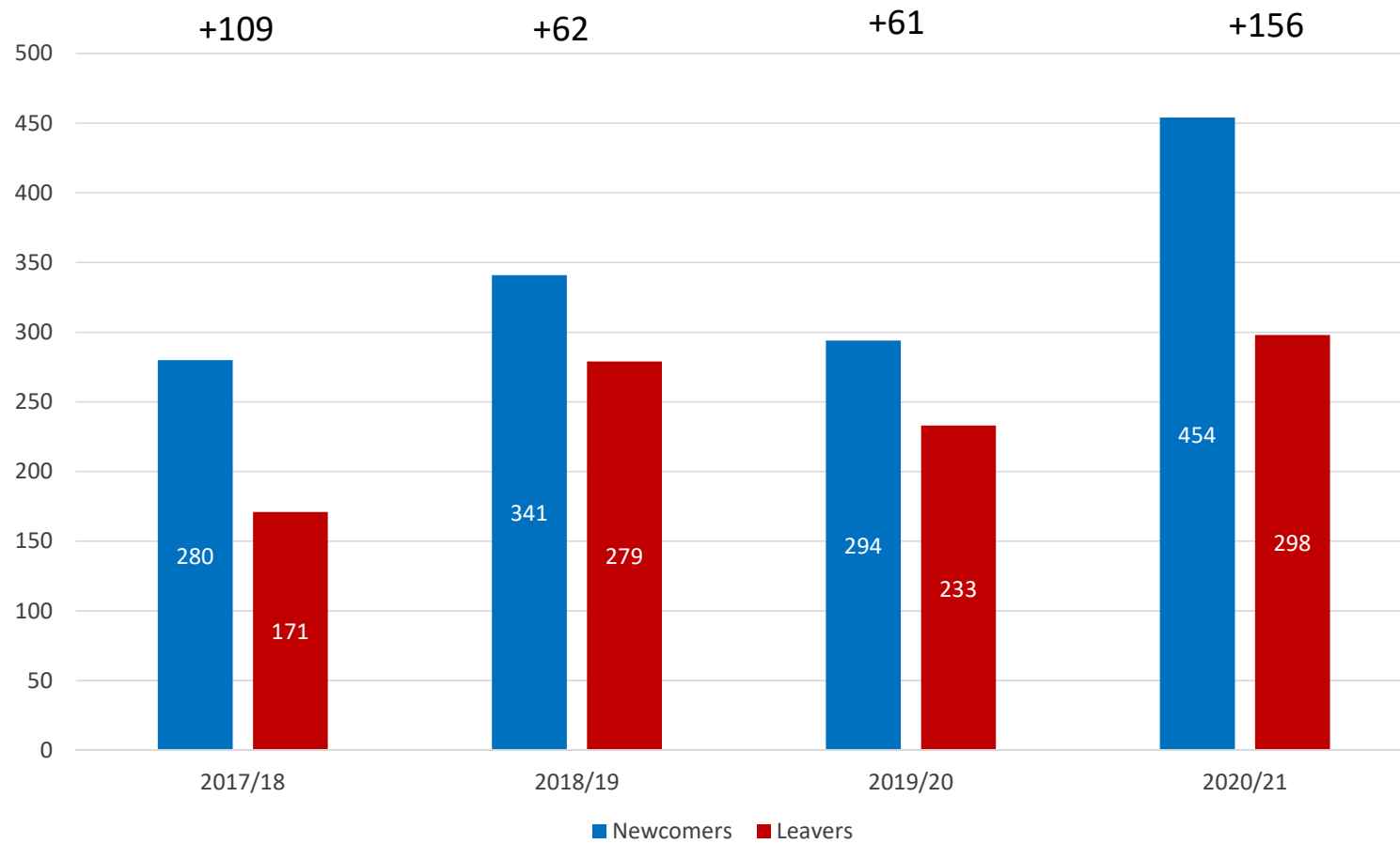
Manufactured Home Yield
0.695

CISD Student Yields by Housing Type





Newcomers and Leavers





Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	11	47	187	143	148	172	152	167	157	146	168	182	152	131	124	2,087		
2017/18	11	75	149	204	169	166	185	178	174	171	159	193	174	140	117	2,265	178	8.5%
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2019/20	0	102	191	189	177	216	186	174	203	205	192	188	181	201	149	2,554	162	6.8%
2020/21	0	81	197	202	210	196	234	204	197	218	223	213	193	169	196	2,733	179	7.0%
2021/22	0	102	251	223	221	230	214	255	228	217	238	245	217	179	165	2,985	252	9.2%
2022/23	0	121	281	291	252	252	261	244	281	245	232	259	250	202	171	3,342	357	12.0%
2023/24	0	121	304	320	324	284	277	293	268	299	262	267	265	235	196	3,715	373	11.2%
2024/25	0	126	323	340	350	354	308	307	318	280	318	291	272	249	227	4,063	348	9.4%
2025/26	0	129	349	361	366	378	382	332	330	342	298	355	297	255	240	4,414	351	8.6%
2026/27	0	131	359	387	394	401	404	419	349	344	355	336	362	279	246	4,766	352	8.0%
2027/28	0	137	379	402	423	431	429	444	441	364	358	397	343	340	269	5,157	391	8.2%
2028/29	0	138	398	422	440	463	461	471	467	460	378	401	405	322	328	5,554	397	7.7%
2029/30	0	139	415	443	462	482	496	506	495	487	478	424	409	380	311	5,927	373	6.7%
2030/31	0	140	434	461	485	506	517	545	532	516	506	535	433	384	367	6,361	434	7.3%

Yellow box = largest grade per year
Green box = second largest grade per year



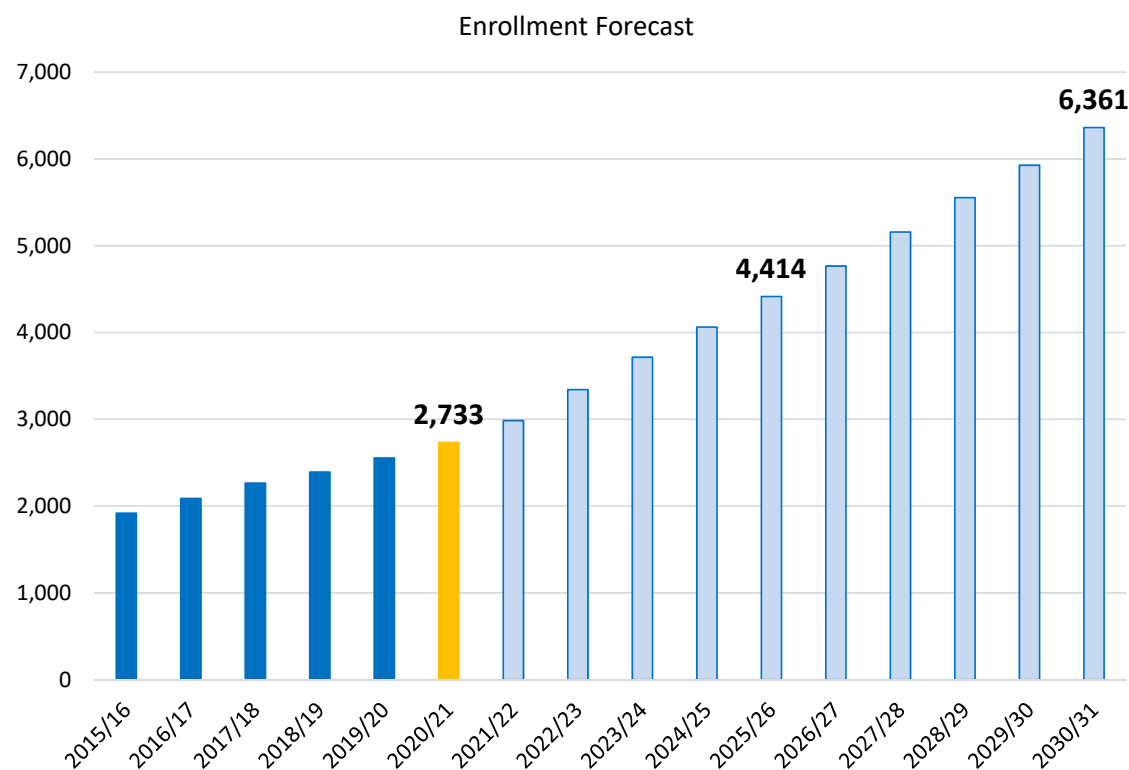
Ten Year Forecast by Campus

			Fall	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
MCCLENDON ELEMENTARY	785	683	823	948	1,073	1,196	1,287	1,372	1,464	1,524	1,583	1,636	1,689
NESMITH ELEMENTARY	785	552	501	548	629	727	821	925	1,031	1,121	1,210	1,307	1,399
ELEMENTARY TOTALS		1,235	1,324	1,496	1,702	1,923	2,108	2,297	2,495	2,645	2,793	2,943	3,088
Elementary Absolute Change		61	89	172	206	221	185	189	198	150	148	150	145
Elementary Percent Change		5.20%	7.21%	12.99%	13.77%	12.98%	9.62%	8.97%	8.62%	6.01%	5.60%	5.37%	4.93%
EDGE MIDDLE SCHOOL	753	600	638	683	758	829	916	970	1,048	1,163	1,305	1,460	1,554
MIDDLE SCHOOL TOTAL		600	638	683	758	829	916	970	1,048	1,163	1,305	1,460	1,554
Middle School Absolute Change		32	38	45	75	71	87	54	78	115	142	155	94
Middle School Percent Change		5.63%	6.33%	7.05%	10.98%	9.37%	10.49%	5.90%	8.04%	10.97%	12.21%	11.88%	6.44%
COMMUNITY HIGH SCHOOL	800	719	771	806	882	963	1,039	1,147	1,223	1,349	1,456	1,524	1,719
HIGH SCHOOL TOTAL		719	771	806	882	963	1,039	1,147	1,223	1,349	1,456	1,524	1,719
High School Absolute Change		69	52	35	76	81	76	108	76	126	107	68	195
High School Percent Change		10.62%	7.23%	4.54%	9.43%	9.18%	7.89%	10.39%	6.63%	10.30%	7.93%	4.67%	12.80%
DISTRICT TOTALS		2,554	2,733	2,985	3,342	3,715	4,063	4,414	4,766	5,157	5,554	5,927	6,361
District Absolute Change		162	179	252	357	373	348	351	352	391	397	373	434
District Percent Change		6.77%	7.01%	9.22%	11.96%	11.16%	9.37%	8.64%	7.97%	8.20%	7.70%	6.72%	7.32%

Yellow box = over stated capacity



Key Takeaways



- Community ISD has already seen a record number of new home starts and closings in 2020
- Groundwork is underway on nearly 650 lots that will impact the district in the next 1-2 years
- CISD is forecasted to add 600-800 new homes annually for the next 2-4 years.
- The district will enroll nearly 4,400 students in the 2025/26 school year, and over 6,300 students for the 2030/31 school year.